

051.0

0002

0001.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
775,900 / 775,900
775,900 / 775,900
775,900 / 775,900
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		MILL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: J P G DEVELOPMENT	
Owner 2: LIMITED PARTNERSHIP	
Owner 3:	
Street 1: P.O. BOX 610 - 182	
Street 2:	
Twn/City: NEWTON HIGHLANDS	
St/Prov: MA	Cntry:
Postal: 02461	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .06 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1890, having primarily Wood Shingle Exterior and 3048 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R7 APTS MED 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name

Sign: VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

111 Apts. 4-8	2624	Sq. Ft.	Site	0	70.	1.90	11										349,104				349,100
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Total AC/Ha: 0.06024

Total SF/SM: 2624

Parcel LUC: 111 Apts. 4-8

Prime NB Desc ARLINGTON

Total: 349,104

Spl Credit

Total: 349,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																												
Type:	20 - Apts 4-8			Full Bath:	4	Rating:	Average									25																																																								
Sty Ht:	2 - 2 Story			A Bath:		Rating:																																																																		
(Liv) Units:	4	Total:	4	3/4 Bath:		Rating:																																																																		
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																																																																		
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																		
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																																																																		
Sec Wall:		%		OthrFix:		Rating:																																																																		
Roof Struct:	1 - Gable			OTHER FEATURES																																																																				
Roof Cover:	1 - Asphalt Shgl			Kits:	4	Rating:	Average																																																																	
Color:	BEIGE			A Kits:		Rating:																																																																		
View / Desir:				Frl:		Rating:																																																																		
GENERAL INFORMATION				WSFlue:		Rating:																																																																		
Grade:	C - Average			CONDOS INFORMATION																																																																				
Year Blt:	1890	Eff Yr Blt:		Location:																																																																				
Alt LUC:		Alt %:		Total Units:																																																																				
Jurisdict:		Fact:	.	Floor:																																																																				
Const Mod:				% Own:																																																																				
Lump Sum Adj:				Name:																																																																				
INTERIOR INFORMATION				DEPRECIATION																																																																				
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%																																																																	
Prim Int Wal	8 - Plyw Panel			Functional:			%																																																																	
Sec Int Wall:		%		Economic:			%																																																																	
Partition:	T - Typical			Special:			%																																																																	
Prim Floors:	5 - Lino/Vinyl			Override:			%																																																																	
Sec Floors:		%		Total:		31	%																																																																	
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																																																																				
Subfloor:				Basic \$ / SQ:	140.00																																																																			
Bsmnt Gar:				Size Adj.:	1.04622638																																																																			
Electric:	3 - Typical			Const Adj.:	0.93139201																																																																			
Insulation:	2 - Typical			Adj \$ / SQ:	136.423																																																																			
Int vs Ext:	S			Other Features:	190000																																																																			
Heat Fuel:	1 - Oil			Grade Factor:	1.00																																																																			
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																																																																			
# Heat Sys:	1			NBHD Mod:																																																																				
% Heated:	100	% AC:		LUC Factor:	1.00																																																																			
Solar HW:	NO	Central Vac:	NO	Adj Total:	618535																																																																			
% Com Wal		% Sprinkled		Depreciation:	191746																																																																			
				Depreciated Total:	426789																																																																			
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																
Make:		Model:		Juris. Factor:			Before Depr:	136.42																																																																
SPEC FEATURES/YARD ITEMS				Special Features:	0		Val/Su Net:	105.93																																																																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 051.0-0002-0001.A																																																						
More: N	Total Yard Items:					Total Special Features:								Total:																																																										
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<p>25 53 SFL FFL BMT (1325) 53</p>																																																																								
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